

THIS INSTRUMENT WAS PREPARED BY
Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
901-759-3900
File No. 2609079 SD

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **29th** day of **September, 2006** and between

Adam H. Sowell, a married man

herein referred to as Grantor, and

Christie Burns, an unmarried woman

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DESOTO**, Mississippi:

Lot 198, Phase 2, Section D, Plantation Lakes, The Plantation, situated in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, per plat thereof recorded in Plat Book 52, Page 24 in the office of the Chancery Clerk of DeSoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the grantor herein by deed of record in Book 430, Page 505, in said Chancery Clerk's Office.

Tax Parcel ID: 1065-2219.0-00198.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 52, Page 23, Plat Book 52, Page 24, Declaration of Covenants, Conditions and Restrictions of record at Book 296, Page 556, all in the above referenced Chancery Clerk's Office and except for 2006 DESOTO County taxes and 2006 City of Olive Branch taxes not yet due and payable, which Grantee agrees to assume and pay.

Title to the above described property is vested in Adam H. Sowell. Claire Sowell,, wife of the said Adam H. Sowell for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, (their) (his) (her) heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which (he) (she) may now have or hereafter may acquire, but the said Claire Sowell does not join in the covenants and warranties of this indenture.

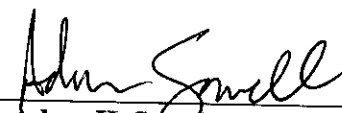
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

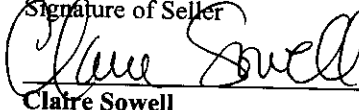
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written.



Adam H. Sowell,
Signature of Seller


Claire Sowell

Nashoba

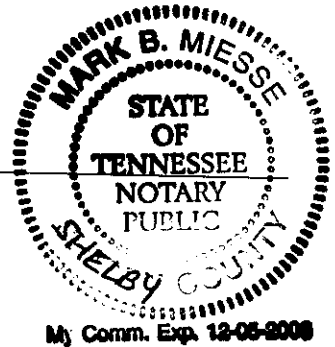
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STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of September, 2006 personally appeared before me, a Notary Public of this county, Adam H. Sowell and Claire Sowell, his wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of September, 2006.


Notary Public



My commission expires: _____

Property Address:
9016 Tahoe Cove
Olive Branch, MS 38654

Name and Address of Buyer (Grantee):
Christie Burns, an unmarried woman
9016 Tahoe Cove
Olive Branch, MS 38654
Work Phone No.: 901-755-1313
Home Phone No.: 731-234-3092

Person Responsible for Taxes:
Christie Burns
9016 Tahoe Cove
Olive Branch, MS 38654

Name and Address of Seller (Grantor):
Adam H. Sowell, a married man
2617 Lyles Road
Senatobia, MS 38668
Work Phone No.: 901 415 3033
Home Phone No.: 662 501 0070

Return to:
Nashoba Escrow Company, Inc.
7518 Enterprise Ave.
Germantown, TN 38138
901-759-3900